

ORDINANCE NO. 77 0811-E

AN ORDINANCE ORDERING A CHANGE IN USE AND HEIGHT AND AREA AND CHANGING THE USE AND HEIGHT AND AREA MAPS ACCOMPANYING CHAPTER 45 OF THE AUSTIN CITY CODE OF 1967 AS FOLLOWS:

- (1) A 1.28 ACRE TRACT OF LAND, LOCALLY KNOWN AS 3301-3309 NORTHLAND DRIVE AND 5400-5618 MO PAC BOULEVARD, FROM "A" RESIDENCE, FIRST HEIGHT AND AREA DISTRICT TO "LR" LOCAL RETAIL, SECOND HEIGHT AND AREA DISTRICT; AND,
- (2) LOTS 1 AND 2, LANFORD SUBDIVISION, LOCALLY KNOWN AS 1530-1544 EAST ANDERSON LANE AND 7801-7813 OLD CAMERON ROAD, FROM INTERIM "A" RESIDENCE, INTERIM FIRST HEIGHT AND AREA DISTRICT TO "GR" GENERAL RETAIL, FIRST HEIGHT AND AREA DISTRICT; AND,
- (3) LOTS 11 AND 12, OUTLOT 50, DIVISION "B," AIRPORT AND MANOR ROAD SUBDIVISION NO. 3, LOCALLY KNOWN AS 2200 THEO DRIVE, FROM "GR" GENERAL RETAIL DISTRICT TO "C" COMMERCIAL DISTRICT; AND,
- (4) THE CENTER FIFTY-FIVE FEET OF LOT 24, BEAU SITE SUBDIVISION, OUTLOTS 6 AND 9, DIVISION "C," LOCALLY KNOWN AS 812 EAST 32ND STREET, FROM "A" RESIDENCE DISTRICT TO "O" OFFICE DISTRICT; AND,
- (5) APPROXIMATELY 240 ACRES OF LAND GENERALLY BOUNDED BY MANCHACA ROAD, WILLIAM CANNON DRIVE, CHERRY CREEK SUBDIVISION AND WHISPERING OAKS SUBDIVISION, FROM INTERIM "A" RESIDENCE, INTERIM FIRST HEIGHT AND AREA DISTRICT TO "A" RESIDENCE, FIRST HEIGHT AND AREA DISTRICT; AND,
- (6) TRACT 1: THE WESTERNMOST TWENTY FEET OF LOTS 5, 6, 7 AND 8, BLOCK "D," AND LOTS 3 AND 4, BLOCK "G," NORTHMEDE, SECTION ONE, AND LOTS 13, 14 AND 15, MOCKINGBIRD HILL SUBDIVISION, SECTION TWO, FROM INTERIM "AA" RESIDENCE, INTERIM FIRST HEIGHT AND AREA DISTRICT TO "A" RESIDENCE, FIRST HEIGHT AND AREA DISTRICT; AND,
- TRACT 2: LOTS 5, 6, 7 AND 8, BLOCK "D," AND LOTS 3 AND 4, BLOCK "G," NORTHMEDE SUBDIVISION, SECTION ONE, AND LOTS 13, 14 AND 15, MOCKINGBIRD HILL SUBDIVISION, SECTION TWO, FROM INTERIM "AA" RESIDENCE, INTERIM FIRST HEIGHT AND AREA DISTRICT TO "LR" LOCAL RETAIL, FIRST HEIGHT AND AREA DISTRICT; ALL OF SAID PROPERTY BEING LOCALLY KNOWN AS 10602-10702 MIDDLE FISKVILLE ROAD, 604-606 EAST GRADY LANE AND 605-607 EAST GRADY LANE; AND,
- (7) A 0.59 ACRE TRACT OF LAND, LOCALLY KNOWN AS 1610 VIRGINIA AVENUE (OLD I. V. DAVIS HOMESTEAD), FROM "A" RESIDENCE DISTRICT TO "A-H" RESIDENCE-HISTORIC DISTRICT; AND,
- (8) LOT 3 AND THE SOUTH ONE-HALF OF LOT 4, BLOCK 83, ORIGINAL CITY OF AUSTIN, LOCALLY KNOWN AS 710-712 CONGRESS AVENUE (WALTER TIPS BUILDING), FROM "C-2" COMMERCIAL DISTRICT TO "C-2-h" COMMERCIAL-HISTORIC DISTRICT; AND,
- (9) LOT 2, BLOCK I, SUBDIVISION OF OUTLOT 45, DIVISION "D," ORIGINAL CITY OF AUSTIN, LOCALLY KNOWN AS 2402 SAN GABRIEL STREET (FRANZETTI STORE BUILDING OF WHEATVILLE), FROM "C" COMMERCIAL DISTRICT TO "C-H" COMMERCIAL-HISTORIC DISTRICT; ALL OF SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Chapter 45 of the Austin City Code of 1967 is hereby amended to change the USE and HEIGHT and AREA designations from "A" Residence, First Height and Area District to "LR" Local Retail, Second Height and Area District on the property described in File C14-77-064, to-wit:

A 1.28 acre tract of land, being out of and a part of the James P. Davis Survey No. 14 and the T. J. Chambers Grant in the City of Austin, Travis County, Texas; said 1.28 acres being out of 1.4 acres conveyed to E. B. LaRue, et al., by deed recorded in Volume 2981, at Page 291, of the Deed Records of Travis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point 50.80 feet in distance and on a bearing of S 56° 05' E from the most westerly corner of Lot 4, Discovery Properties, Ltd. Addition, a subdivision in the City of Austin, Travis County, Texas; said point being on the southwesterly boundary of said Lot 4; and said point also being on the northeasterly corner of a 3.36 acre tract conveyed to the City of Austin by deed recorded in Volume 2891, at Page 178, of the Deed Records of Travis County, Texas;

THENCE, S 56° 05' for a distance of 691.07 feet to a point of intersection with the westerly right-of-way line of Loop 1 (MoPac Boulevard);

THENCE, along the westerly right-of-way line of Loop 1, S 01° 18' E for a distance of 94.07 feet;

THENCE, northwesterly along the common boundary of the said 3.36 acre City of Austin tract, N 56° 05' W for a distance of 750.49 feet to a point that is a common corner with the said 3.36 acre City of Austin tract;

THENCE, northeasterly, N 37° 24' E for a distance of 77.48 feet to the POINT OF BEGINNING,

locally known as 3301-3309 Northland Drive and 5400-5618 MoPac Boulevard, in the City of Austin, Travis County, Texas.

PART 2. Chapter 45 of the Austin City Code of 1967 is hereby amended to change the USE and HEIGHT and AREA designations from Interim "A" Residence, Interim First Height and Area District to "GR" General Retail, First Height and Area District on the property described in File C14-77-065, to-wit:

Lots 1 and 2, Lanford Subdivision, as recorded in Volume 5156, at Page 751, of the Deed Records of Travis County, Texas,

locally known as 1530-1544 East Anderson Lane and 7801-7813 Old Cameron Road, in the City of Austin, Travis County, Texas.

PART 3. Chapter 45 of the Austin City Code of 1967 is hereby amended to change the USE designation from "GR" General Retail District to "C" Commercial District on the property described in File C14-77-068, to-wit:

Lots 11 and 12, Outlot 50, Division "B," Airport and Manor Road Subdivision No. 3, as recorded in Volume 2724, at Page 572, of the Deed Records of Travis County, Texas,

locally known as 2200 Theo Drive, in the City of Austin, Travis County, Texas.

PART 4. Chapter 45 of the Austin City Code of 1967 is hereby amended to change the USE designation from "A" Residence District to "O" Office District on the property described in File C14-77-069, to-wit:

The center fifty-five feet of Lot 24, Beau Site Subdivision, Outlots 6 and 9, Division "C," as recorded in Volume 5824, at Page 176, of the Deed Records of Travis County, Texas,

locally known as 812 East 32nd Street, in the City of Austin, Travis County, Texas.

PART 5. Chapter 45 of the Austin City Code of 1967 is hereby amended to change the USE and HEIGHT and AREA designations from Interim "A" Residence, Interim First Height and Area District to "A" Residence, First Height and Area District on the property described in File C14-77-073, to-wit:

An approximate 240 acre tract of land out of the Theodore Bissell Survey No. 8, in the City of Austin, Travis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an angle point in the west right-of-way line of Manchaca Road, also being the northeast corner of Lot 2, Mimosa Manor, Section 1, a subdivision recorded in Book 3, at Page 321, of the Plat Records of Travis County, Texas;

THENCE, along the west right-of-way line of Manchaca Road in a southerly direction approximately 540+ feet to the southeast corner of Lot 25B of the aforementioned subdivision, at 208 feet crossing Mimosa Drive;

THENCE, in a northwesterly direction along the north right-of-way line of Matthews Lane 148.07 feet to the southwest corner of Lot 25B of the aforementioned subdivision;

THENCE, with the southwesterly projection of the west property line of Lot 25B of the aforementioned subdivision 50 feet to a point in the south right-of-way line of Matthews Lane, also being the northeast corner of Lot 9B, Resubdivision of Mimosa Manor, Section 3;

THENCE, in a southwesterly direction along the west property line of Lot 9B of the aforementioned subdivision 135 feet to the southeast corner of Lot 9B of the aforementioned subdivision;

THENCE, in a southeasterly direction along the south line of Lot 1, Resubdivision of Mimosa Manor, Section 4, 172.35 feet to a point in the west right-of-way line of Manchaca Road, also being the southeast corner of Lot 1 of the aforementioned subdivision;

THENCE, in a southwesterly direction along the west right-of-way line of Manchaca Road, 1230+ feet to a point, also being the most southeasterly corner of this herein described tract, also being a point in the east property line of the A. Lear tract of 49.98 acres, as recorded in Book 80, at Page 203, of the Deed Records of Travis County, Texas;

THENCE, in a northwesterly direction crossing through the aforementioned A. Lear tract, 1890+ feet to the southeast corner of Lot 14, Block 11, Whispering Oaks, Section 3, a recorded subdivision in Book 59, at Page 6, of the Plat Records of Travis County, Texas;

THENCE, continuing in a northwesterly direction 1340 feet along the southern boundary of Whispering Oaks, Section 3, to the southeast corner of Lot 14, Block "E," Cherry Creek, Phase 4, Section 2, a subdivision recorded in Book 69, at Page 11, of the Plat Records of Travis County, Texas;

THENCE, continuing in a northwesterly direction 1140 feet along the southern boundary of the aforementioned subdivision to a point in the southwest corner of Lot 13, Block "F," of the aforementioned subdivision, also being the southwest corner of this herein described tract;

THENCE, in a northeasterly direction 1010 feet along the west boundary of Cherry Creek, Phase 4, Section 2, for the northwest corner of Lot 2, Block "J," of the aforementioned subdivision;

THENCE, from the aforementioned point, also being the southwest corner of Lot 1, Block "J," Resubdivision of Cherry Creek, Phase 4, Section 1, a subdivision of record in Book 68, at Page 2, of the Plat Records of Travis County, Texas, continuing in a northeasterly direction 940 feet to a point for the northwest corner of Lot 4, Block "A," of the aforementioned subdivision, also being the most westerly northwestern corner of the herein described tract;

THENCE, in a southeasterly direction 230 feet along the northern boundary of the aforementioned subdivision to a point in the west right-of-way line of Deatonhill Drive, also being the northeast corner of Lot 2, Block "A," of the aforementioned subdivision;

THENCE, crossing Deatonhill Drive in a southeasterly direction 60 feet to a point in the east right-of-way line of Deatonhill Drive also being the northwest corner of Lot 9, Block "B," of the aforementioned subdivision;

THENCE, continuing in a southeasterly direction along the northern boundary of the aforementioned subdivision 684.80 feet to a point in the west right-of-way of Westgate Boulevard also being the northeast corner of Lot 1, Block "B," of the aforementioned subdivision;

THENCE, crossing Westgate Boulevard in a northeasterly direction 40+ feet to a point on a curve to the right, for the northwest corner of Lot 1, Block "D," of the aforementioned subdivision, an arc distance of 27.84 feet to a point on the south right-of-way of Lazy Oaks Drive;

THENCE, the following three courses along the north line of the aforementioned lot also being the south right-of-way line of Lazy Oaks Drive;

(1) Southeasterly direction 17.55 feet to a point on a curve to the right;

(2) Along the curve to the right in a southeasterly direction an arc distance of 83.87 feet for a point;

(3) Then in a southeasterly direction 28.73 feet to a point in the northeast corner of Lot 1, Block "D," of the aforementioned subdivision for an angle point on the south right-of-way line of Lazy Oaks Drive;

THENCE, in a northeasterly direction 50 feet crossing Lazy Oaks Drive to a point being the southwest corner of Block "C," Cherry Creek Commercial III, a subdivision of record in Book 69, at Page 22, of the Plat Records of Travis County, Texas;

THENCE, along the east line of Block "C" of the aforementioned subdivision in a northeasterly direction 300.33 feet to a point on the south right-of-way line of William Cannon Drive;

THENCE, crossing William Cannon Drive in a northeasterly direction 120 feet to a point for the southeast corner of Block "D" of the aforementioned subdivision;

THENCE, in a northeasterly direction along the east line of Block "D" of the aforementioned subdivision for a distance of 218.35 feet to a point being the northeast corner of the T. C. Womack 19.59 acre tract as recorded in the Deed Records of Travis County, Texas, in Volume 3639, at Pages 603-639, for the most northern northwesterly corner of the herein described tract;

THENCE, in a southeasterly direction 1115 feet along the southern boundary line of the aforementioned 19.59 acre tract to a point being the southeast corner of Lot 16, Block "M," Cherry Creek, Phase 3, Section 2, a recorded subdivision in Book 62, at Page 98, of the Plat Records of Travis County, Texas;

THENCE, continuing in a southeasterly direction 500 feet along the boundary of the 19.59 acre tract to the northeast corner of the 19.59 acre tract as recorded in the Deed Records of Travis County, Texas, for a northeast corner of the herein described tract;

THENCE, in a southwesterly direction 155.2 feet to a point being the northwest corner of Lot 1, Sheir Cliff Subdivision, a recorded subdivision in Book 47, at Page 84, of the Plat Records of Travis County, Texas, for an interior corner of the herein described tract;

THENCE, in a southeasterly direction 630 feet along the northern boundary line of the aforementioned subdivision to the most northeast corner of Lot 8 of the aforementioned subdivision for an exterior corner of the herein described tract;

THENCE, in a southwesterly direction along the eastern boundary of the aforementioned subdivision, the following two courses:

(1) In a southwesterly direction 140 feet to a point;

(2) Then in a southwesterly direction 110 feet to a point on the north right-of-way line of William Cannon Drive also being the southeast corner of Lot 10 of the aforementioned subdivision;

THENCE, in a southwesterly direction along the easterly projection of the east lot line of Lot 10 of the aforementioned subdivision 60 feet to the centerline of William Cannon Drive for an angle point of the herein described tract;

THENCE, following the centerline of William Cannon Drive in a north-westerly direction approximately 278+ feet to a point on the centerline with the intersection of the northeasterly projection of the west line of Tract 1 of Morgan Elliot Addition, a subdivision recorded in Book 74, at Page 48, of the Plat Records of Travis County, Texas, for an angle point of the herein described tract;

THENCE, in a southwesterly direction along the aforementioned projected line a distance of 60 feet to a point on the south right-of-way line of William Cannon Drive also being the northwest corner of Tract 1 of the aforementioned subdivision for a point;

THENCE, in a southwesterly direction along the west property line of Tract 1 of the aforementioned subdivision, the following two courses:

(1) In a southwesterly direction 170 feet to a point;

(2) Then in a southwesterly direction 253.63 feet to the southwest corner of Tract 1 of the aforementioned subdivision for an interior corner of the herein described tract;

THENCE, in a southwesterly direction 1230+ feet along the south boundary line of the aforementioned subdivision also being a distance on the north boundary line of Mimosa Manor, Section 1, a subdivision recorded in Book 3, at Page 321, of the Plat Records of Travis County, Texas, to the POINT OF BEGINNING,

said property being generally bounded by Manchaca Road, William Cannon Drive and the Cherry Creek and Whispering Oaks Subdivisions, in the City of Austin, Travis County, Texas.

PART 6. Chapter 45 of the Austin City Code of 1967 is hereby amended to change the USE and HEIGHT and AREA designations on the property described in File C14-77-022, to-wit:

TRACT 1: From Interim "AA" Residence, Interim First Height and Area District to "A" Residence, First Height and Area District.

The westernmost twenty feet of Lots 5, 6, 7 and 8, Block "D," and Lots 3 and 4, Block "G," Northmede Subdivision, Section 1, and the westernmost twenty feet of Lots 13, 14 and 15, Mockingbird Hill Subdivision, Section 2, all of said property being of record in Volume 4397, at Page 509, of the Deed Records of Travis County, Texas; and,

TRACT 2: From Interim "AA" Residence, Interim First Height and Area District to "LR" Local Retail, First Height and Area District.

Lots 5, 6, 7 and 8, Block "D," and Lots 3 and 4, Block "G," Northmede Subdivision, Section 1, and Lots 13, 14 and 15, Mockingbird Hill Subdivision, Section 2, of record in Volume 4397, at Page 509, of the Deed Records of Travis County, Texas;

all of said property being locally known as 10602-10702 Middle Fiskville Road, 604-606 East Grady Lane, and 605-607 East Grady Lane, in the City of Austin, Travis County, Texas.

PART 7. Chapter 45 of the Austin City Code of 1967 is hereby amended to change the USE designation from "A" Residence District to "A-H" Residence-Historic District on the property described in File C14h-77-010, to-wit:

A 0.59 acre tract of land out of the Isaac Decker League, more particularly the Joseph Tract, as recorded in Book 3592, at Page 123, of the Deed Records of Travis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING for a point of reference at the southeast corner of Lot 1 of the McCoy Addition as recorded in Volume 5, at Page 114, in the Plat Records of Travis County, Texas, also being the southwest corner of the herein described Joseph Tract;

THENCE, N 30° 41' E 178.40 feet for the northwest corner of the herein described tract, also being the northeast corner of Lot 2 of the aforementioned McCoy Addition;

THENCE, S 50° 23' E 96.30 feet for a point along the north line of the herein described tract;

THENCE, continuing in a southeasterly direction S 55° 15' E 62.3 feet for the northeast corner of this herein described tract;

THENCE, S 29° 30' W 157.39 feet for the southeast corner of the herein described tract also being a point on the north right-of-way line of Virginia Avenue;

THENCE, N 59° 55' W 160.5 feet along the north right-of-way line of Virginia Avenue to the POINT OF BEGINNING,

locally known as 1610 Virginia Avenue, (Old I. V. Davis Homestead), in the City of Austin, Travis County, Texas.

PART 8. Chapter 45 of the Austin City Code of 1967 is hereby amended to change the USE designation from "C-2" Commercial District to "C-2-H" Commercial-Historic District on the property described in File C14h-77-012, to-wit:

Lot 3 and the South one-half of Lot 4, Block 83,
Original City of Austin, of record in Volume 5747,
at Page 465, of the Deed Records of Travis County,
Texas,

locally known as 710-712 Congress Avenue (Walter Tips Building), in the City of Austin, Travis County, Texas.

PART 9. Chapter 45 of the Austin City Code of 1967 is hereby amended to change the USE designation from "C" Commercial District to "C-H" Commercial-Historic District on the property described in File C14h-77-015, to-wit:

Lot 2, Block I, Subdivision of Outlot 45, Division
"D," Original City of Austin, of record in Volume
307, at Page 84, of the Deed Records of Travis
County, Texas,

locally known as 2402 San Gabriel (Franzetti Store Building of Wheatville), in the
City of Austin, Travis County, Texas.

PART 10. It is hereby ordered that the USE and HEIGHT and AREA maps accompanying
Chapter 45 of the Austin City Code of 1967 and made a part thereof shall be
changed so as to record the change ordered in this ordinance.

PART 11. The rule requiring that ordinances shall be read on three separate days
is hereby suspended, and this ordinance shall become effective ten (10) days
following the date of its passage.

PASSED AND APPROVED

August 11, 1977

Y
Y
Y
Y

Carole Keeton McClellan

Mayor

APPROVED:

Jerry J. Harris
City Attorney

ATTEST:

Grace Monroe
City Clerk

JM:vs